

Lower Common Characteristics

1. Historical Development Patterns

- street layout reflects original 1724 partition
- Linnaean, Mass. Ave., Waterhouse and Garden streets form historic boundary
- density and range of architectural forms reflects three distinct periods of development: cottage and double house construction, single-family construction, apartment block construction

2. Street Patterns

- curved or right-angled streets/cul de sacs are a distinctive element
- many interior, pedestrian-oriented streets contrast with a few linear, automobile-oriented cross streets
- traffic is light on internal streets, heavy on bordering streets
- right-angled intersections and short blocks create a large number of corner lots

3. Architectural Patterns

- distinctive development phases create juxtapositions of styles and scale
- high density- nearly full lot coverage is typical
- most buildings are set close to the sidewalk (setbacks typically range from 5'-20')
- many of the earlier houses have steep front stoops directly off the sidewalk
- substantial number of double houses across historical periods (from the 1840s to the 1920s) and in a variety of architectural styles
- single-family houses tend to be large
- most single family houses are Queen Anne, Shingle Style or Colonial Revival (styles that have veranda-type porches, asymmetrical massing, often abundant detail, varied rooflines)
- very small number of three-deckers (seven)
- large number of masonry and stucco apartment buildings
- few carriage houses/barns were built in the neighborhood and only three survive

4. Landscape Features

- short blocks provide multiple pedestrian path alternatives through the neighborhood
- most houses have front yard plantings
- many of the large apartment buildings have landscaped courtyard or entrance features, often with ornamental fencing or gates
- fencing tends to be low in front of buildings, but taller fences are used to enclose back and side yards, at houses whose corner locations reduce private outdoor spaces, and in side yard spaces between houses or shielding parking areas
- some brick sidewalks
- mature trees both on the streets and in yards

5. Characteristic Alterations

- fences
- side yard parking and driveways and some parking between the sidewalk and front wall plane
- small masonry or metal automobile garages set in back yard corners
- paved back yard/lot surface parking at apartment buildings, especially at southern end of LC
- porch or veranda enclosures have occurred but frequently leave a portion of the structure open, or are temporary (glazed vestibules) or have retained original architectural features
- small additions, including porch enclosures, kitchen extensions, decks, and dormers are common
- shutters have been removed from most houses